



City of Imperial Beach LCP

Joint Study Session #2

November 14, 2018



California Coastal Commission





**RESILIENT
IMPERIAL BEACH**
A LOCAL COASTAL PROGRAM AND
GENERAL PLAN UPDATE

LCP UPDATE PURPOSE THE WHAT, THE WHAT NOT & WHY

- LCP/GP Update
- Requirements & Opportunities
- Quad Analysis (Resilient IB) – Economic, Environmental, People/Community/Social, Purpose-Mission Statement
- NOT – Rezoning/Intensification
- Set the overall community vision/purpose
- Achieve multiple City goals for a healthy and strong environment, economy and community
- Improve resiliency to sea level rise and other changing conditions
- Update General Plan/LCP and adopt a CAP to meet state law requirements, guide investment, and increase funding potential



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GENERAL PLAN UPDATE

AGENDA

- General Plan Vision
- Sea Level Rise Focus
- ❖ *City Council/Boards & Commissions Discussion*
Public Comment and Discussion
- Implementation Plan
- Climate Action Plan
- ❖ *City Council/Boards & Commissions Discussion*
Public Comment and Discussion
- Next Steps



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A LOCAL COASTAL PROGRAM AND
GENERAL PLAN UPDATE

Joint Session 1





DRAFT CAP MEASURE FEEDBACK			
Draft CAP Measures			
GHG Emissions Category	CAP Strategy	# Measure	Participant Input
Electricity and Natural Gas	Increase renewables	1 • Achieve 100% renewables and 80% participation rate in 2030. • 100% renewables and 90% participation rate in 2050.	<p>What does support or oppose this measure?</p> <p>Give us your feedback on this measure and how it can be improved</p> <p>Participant input</p> <p>Handwritten notes:</p> <ul style="list-style-type: none"> Supporter Green icons
		2 • Require solar PV installation on new homes: • New Multifamily • Commercial conversions • ADUs • Single Family • Major renovations	<p>Annual lease homes</p> <ul style="list-style-type: none"> Minimum 1 kW per multifamily unit Minimum 2kW per multifamily single family home Discuss future 2020 requirement <p>Handwritten notes:</p> <ul style="list-style-type: none"> Green icons Orange icon
		3 • Require Solar PV on new commercial and commercial-retail redevelopment	<p>Commercial area are possible for PV installation</p> <p>Handwritten notes:</p> <ul style="list-style-type: none"> Green icon Orange icon
		4 • Install electric vehicle charging stations at 2% of parking spaces in public facilities, homes, • And Commercial developments	<p>Evaluate potential commercial thresholds</p> <p>Accommod number of multi-family units</p> <p>Handwritten notes:</p> <ul style="list-style-type: none"> Green icons

LEGEND

- City of Imperial Beach (Yellow outline)
- Extent of the Coastal Zone (Green outline)
- Imperial Valley (Green fill)
- Regional and State Park (Light Green fill)
- Water Body (Blue fill)
- Stream/River (Blue line)
- International Border (Black line)



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GENERAL PLAN UPDATE

Workshop #1





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Workshop #2





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GENERAL PLAN



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GENERAL PLAN VISION

Retention of small beach-town character. Importance of natural environment. Classic Southern California

- Focus on Environment, Economy and Community
- Preserve desired character while looking to the future
- Maintain City's environmental leadership and stewardship
- Pursue systems approach/shared responsibility to address complex problems

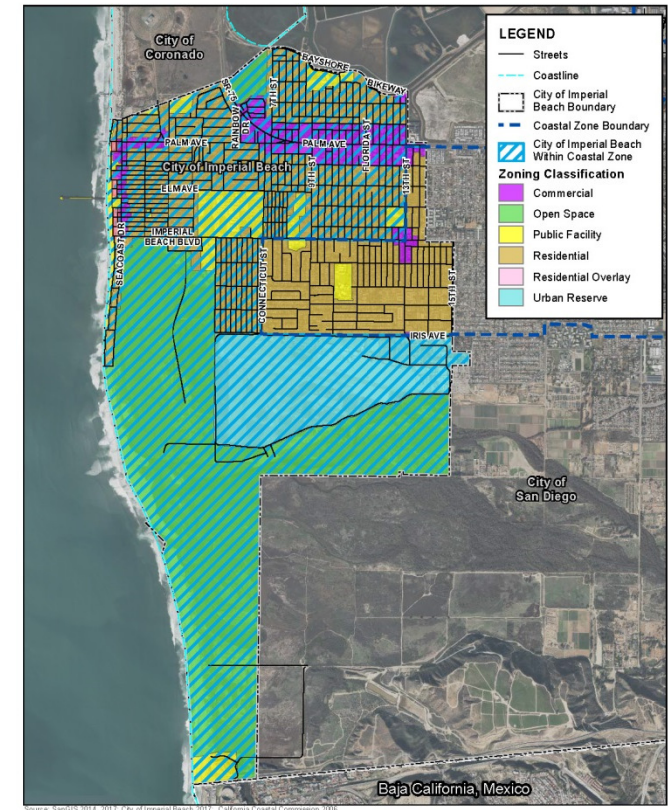


FIGURE L-1
LAND USE MAP



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GENERAL PLAN KEY COMPONENTS

Imperial Beach's coastline, ocean, parks and preserves define its character, contribute to a healthy environment, and support the economy

- Sea Level Rise Resiliency
- Visitors and Ecotourism
- Water Quality
- Coastal Access
- Sustainability
- Climate Change
- Complete Streets
- Mobility Innovations
- Environmental Justice
- Healthy Communities
- Economic Health



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GENERAL PLAN UPDATE

GENERAL PLAN/LCP AMENDMENTS

Content

- Targeted update builds upon existing General Plan
- Many goals and policies retained (reformatted)
- Local Coastal Program Topics
- Climate Planning
- New state requirements
 - Complete streets
 - Environmental justice
 - Fire hazards

Format

- Goals – Desired end state
- Background – provides context
- Sections – topic areas, numbering system identifies element, section and policy
- Policies – Concise and action-oriented



HEALTHY IB: A POLICY FRAMEWORK



PARTNERSHIPS

UC San Diego
SCHOOL OF MEDICINE

Center for
Community Health

COUNTY OF SAN DIEGO
HHSA
HEALTH AND HUMAN SERVICES AGENCY


**LIVE WELL
SAN DIEGO**
LIVEWELLSD.ORG


**CHAMPIONS
for CHANGE™**



**ACTIVE LIVING
RESEARCH**
Promoting activity-friendly communities.

FRAMEWORKS



Healthy Cities





3.4.50: NUTRITION & TOBACCO

Policy Area	Policy	General Plan Model Language Notes	Source
Healthy Food	Increase community food sovereignty by ensuring, through healthy retail, community food production and other means, that sources of fresh fruits, vegetables and other healthy foods are available in all neighborhoods of Imperial Beach.	Technical assistance for community market improvements could be available through the County of San Diego Public Health Services. The Federal government releases funding opportunities to increase healthy food access within underserved communities.	Modified from the Chino General Plan (best practice language identified by the Office of Planning and Research), with tweaks similar to Vista's and South Gate's general plans.
	Avoid disproportionate concentration of unhealthy food sources in any neighborhood or commercial area.	Technical assistance could be available through the County of San Diego Public Health Services.	Also modified from the Chino General Plan.
	Promote the economic feasibility of agriculture and preserve farmland in the Tijuana River Valley while encouraging the development of urban agriculture.	Technical assistance could be available through the County of San Diego Public Health Services and the San Diego Food System Alliance. USDA often releases grant to increase expansion and sustainability of agriculture.	Modified Office of Planning and Research language.
Healthy Soils	Diversify collection and processing of compostable materials to prioritize their highest and best local use.	Regulatory Drivers: AB 1826 — Mandatory Commercial Composting. SB 1383 — The Short Lived Climate Pollutants Act of 2016, AB 876 — 15-Year Capacity Planning for Organics Recycling	Modified Institute for Local Government language and OPR Ch 4: Solid and Liquid Disposal Facilities
	Adopt policies and streamlined regulations that supports composting by local residents, community groups and businesses.	Regulatory Drivers: AB 1826; SB 1383; AB 876	Modified Institute for Local Government language and OPR Ch 4: Solid and Liquid Disposal Facilities
	Support purchasing of locally produced compost and mulch for applications in water-wise landscaping, carbon sequestration, stormwater and erosion control projects.	Regulatory Drivers: AB 1826; SB 1383; AB 876	Modified Institute for Local Government language and OPR Ch 4: Solid and Liquid Disposal Facilities
Tobacco	Encourage both indoor and outdoor smoke-free workplaces, multifamily housing, and parks (other outdoor gathering places) to reduce exposure to second-hand smoke.	Via County Public Health Service staff, technical assistance is available through the California Department of Public Health technical assistance providers, including ChangeLab Solutions. Smoke-free outdoor dining has already been adopted by 8 San Diego cities .	Modified from National City's Health and Environmental Justice Element. (p. 3-235), listed in OPR's example model language in the General Plan Guidelines.
	Keep up-to-date and enforce tobacco control laws that pertain to location and retailing practices, smoking restrictions, and smoke-free home and workplace laws.	Via County Public Health Service staff, technical assistance is available through the California Department of Public Health technical assistance providers, including ChangeLab Solutions. Local jurisdictions are increasingly clarifying that their tobacco control regulations follow State definition of tobacco (which includes e-cigarettes).	Modified from Murrieta (CA) General Plan 2035 (p. 7-11), listed in OPR's example model language in the General Plan Guidelines.
	Reduce alcohol, tobacco, and other drug use by creating a social, retail and physical environment that supports healthy choices, ensuring access to treatment services, and enforcing existing regulations.	Via County Public Health Service staff, technical assistance is available through the California Department of Public Health technical assistance providers, including ChangeLab Solutions. The Center for Tobacco Policy & Organizing recognizes 133 strong tobacco retail license cities, including 4 in San Diego. (Link here.)	Modified from Marin Countywide Plan (4.11-11)



3.4.50: ACTIVE LIVING & MOBILITY

Benefits of an Active City



Mobility White Paper

- *Increasing Active Living and Active Transportation in Imperial Beach, California*
- **Recommended General Plan Model Language for Imperial Beach**
 - Active Living/Health
 - Active Transportation
 - Land Use
- *General Plan Language from Other Jurisdictions & Sources*



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GENERAL PLAN UPDATE



SEA LEVEL RISE



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SEA LEVEL RISE RESILIENCY

- Build upon completed SLR study
 - Review policies
 - Review impact areas
 - Validate scenarios with final SLR study data
- Develop hybrid solutions based on “triggers”
 - Evaluate options
 - Get input
 - Make recommendations
- **Translate strategies into LCP policies and standards**



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GENERAL PLAN UPDATE

SEA LEVEL RISE STRATEGIES REVIEW

SLR report analyzed 5 strategies

- Armoring of entire IB coastline
- Business-as-usual sand nourishment
- Hybrid dune and cobble approach
- Groins with associated sand nourishment
- Phased relocation (managed retreat)



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5 SLR STRATEGIES ANALYZED

Protect, Accommodate, and Retreat

Adaptation Strategies	E.S. Table 2: Summary of Adaptation Analyses
Armoring of the entire IB coastline	<ul style="list-style-type: none"> • Armoring as sole strategy leads to loss of beaches between 2050 and 2065 while protecting upland property. • As sea level rise increases coastal erosion and other hazards, the beach is lost and armoring becomes a much less economically viable strategy, as beach recreation and ecological value is lost. • Economic results indicate that armoring alone would reduce the City's income due to lower sales and transient occupancy taxes.



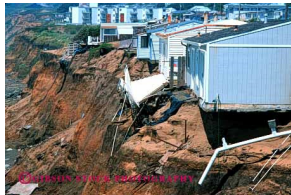


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In Ventura, a retreat in the face of a rising sea
 Higher ocean levels force Ventura officials to move facilities inland, an action that is expected
 to recur along the coast as the ocean rises over the next century.



Joe Berch of Ventura slides up to the crowded beach at Sunset Point. A lifeguard stand and parking lot are being
 moved to 100 ft. (AP Photo/San Diego Union-Tribune / January 26, 2012)



5 SLR STRATEGIES ANALYZED

Adaptation Strategies

E.S. Table 2: Summary of Adaptation Analyses

Phased relocation (managed retreat)

- The managed retreat strategy protects a beach through time at the expense of the upland development (public and private).
- Allows the beach to migrate landward and would be expected to maintain long-term beach width/volume
- Unlikely to be necessary in the near- and medium-term



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 A LOCAL COASTAL PROGRAM AND
 GENERAL PLAN UPDATE

5 SLR STRATEGIES ANALYZED

Adaptation Strategies	E.S. Table 2: Summary of Adaptation Analyses
<p>“Business-as-usual” sand nourishment</p>	<ul style="list-style-type: none"> • Nourishment maintains a beach while providing protection for upland development. To maintain a beach over time, will require substantial investment over shorter and shorter time periods between nourishment cycles. • Nourishment options are a potentially viable long-term choice, depending upon availability of sand, the cost of nourishment, environmental degradation, and community values.





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 A LOCAL COASTAL PROGRAM AND
 GENERAL PLAN UPDATE



5 SLR STRATEGIES ANALYZED

Adaptation Strategies

E.S. Table 2: Summary of Adaptation Analyses

Hybrid dune and cobble approach

- A hybrid dune option was based on the historic ecology and natural functioning of the beach, and maintains a beach while providing a more natural protection for upland development. To maintain a beach over time, will require substantial investment over shorter and shorter time periods between construction cycles.
- Hybrid dune options are a potentially viable long-term choice, although expensive with the cost depending upon availability of sand and cobble, the cost of construction, environmental degradation, and community values.



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 A LOCAL COASTAL PROGRAM AND
 GENERAL PLAN UPDATE

5 SLR STRATEGIES ANALYZED

Adaptation Strategies

E.S. Table 2: Summary of Adaptation Analyses

Groins with associated sand nourishment

- A groin and nourishment option is based on improving the original Army Corp concept to retain sand along Imperial Beach.
- In conjunction with beach nourishment groins could function well as a near- and medium-term strategy provided sand is available and affordable
- Would require modification of existing groins (2) and construction of an additional three

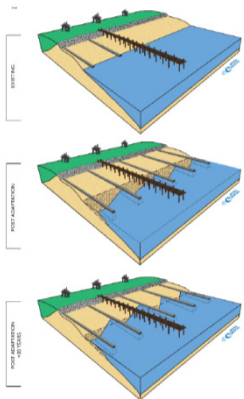


Figure 6-7. Sand retention with groins adaptation strategy implementation over time.



CONVENTIONAL SHORELINE PROTECTION





2013 BEACH NOURISHMENT



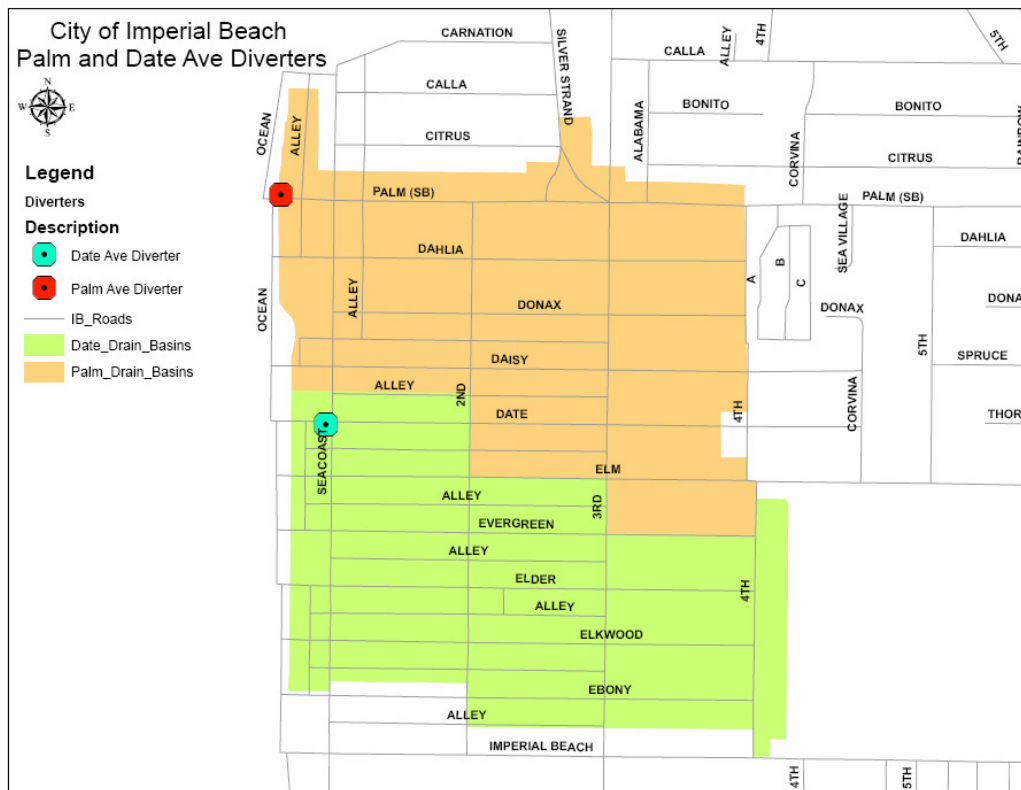


LIVING SHORELINE TIJUANA ESTUARY





STORM WATER PUMP STATION





GREEN STREETS





GREEN ALLEYS



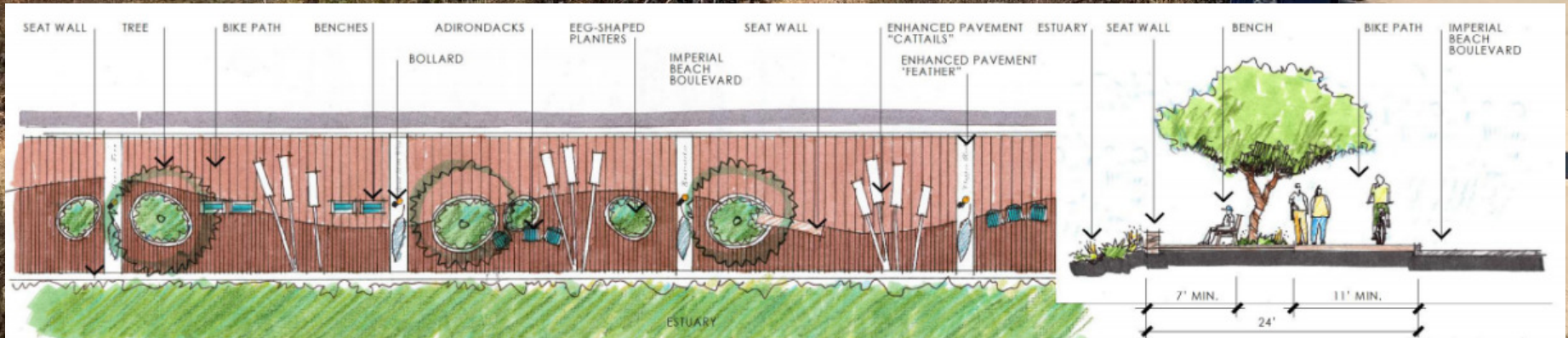


GREEN REDEVELOPMENT PROJECTS





IMPERIAL BEACH BLVD ENHANCEMENT





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GENERAL PLAN UPDATE

PRIOR MEETINGS INPUT

Adaptation strategies discussion

- Input to date informed the draft policies in current LCP draft.
- Stakeholder/steering committees, Revell report, public feedback

What we heard

- Monitor SLR impacts
- Implement adaptation strategies that
 - Maintain community character, preserve coastal resources, and support sustainable recreational/ecotourism economic development
 - Address SLR impacts within the lifetime of the LCP/GP update
 - Prioritize living shorelines wherever feasible
- Identify incentives and policies for adaptation while minimizing mandates
- Collaborate and align with others (e.g. Port, SANDAG, state and federal agencies, TRNERR, Navy, SDG&E)
- Invest in infrastructure strategically by building resiliency and adaptation into the Capital Improvement Program (CIP)



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GENERAL PLAN UPDATE

SEA LEVEL RISE APPROACH

Pursue adaptation strategies that best protect the **environment**, grow the **economy**, and protect **community character**

1. **Monitor** Sea Level Rise Impacts
2. **Evaluate** a range of adaptation strategies
3. **Select** the appropriate strategy(ies)

Potential evaluation/selection considerations

- **Environment:** Habitat, natural resources, etc.
- **Economy:** Jobs, tourism/eco-tourism, City costs and revenues, fiscal strength to provide services, etc.
- **Community Character:** Beach access and quality, aesthetics, small beach town character, safety, etc.



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A LOCAL COASTAL PROGRAM AND
GENERAL PLAN UPDATE

SEA LEVEL RISE CHECKLIST

- What it is
 - Integrates the sea level rise approach into a checklist evaluation
 - Tool to be used by the City to evaluate the existing conditions, future impacts and potential strategies, and the timeline and resources needed to implement them
 - Strategies will be evaluate for their impacts on the economy, environment, and character of the community



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A LOCAL COASTAL PROGRAM AND
GENERAL PLAN UPDATE

QUESTIONS AND COMMENTS

- Do you support the General Plan's focus on environmental, economic and community goals?
 - Are there specific policies you would like to discuss?
- Do you agree with the proposed phased trigger/adaptive management approach to sea level rise resiliency?
 - Any comments on the checklist?



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GENERAL PLAN UPDATE



IMPLEMENTATION PLAN



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LCP IMPLEMENTATION PLAN (IP)

IP Components

- Zoning Ordinance
- Zoning Maps
- Coastal Permit Requirements
- Permit Procedures, including appeals and exclusions



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IB ZONING OVERVIEW

IB's Zoning Ordinance = Implementation Plan

Zone Categories

- Single Family Residential
- Two-Family Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Public Facilities
- Mixed Use Overlay
- Open Space
- Urban Reserve



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GENERAL PLAN UPDATE

IB ZONING ISSUES

Recent Actions

- Active ground floor commercial uses
- Residential standards for exclusive residential projects with mixed-use zoning

Ad-Hoc Committee

- Building height
- Permitted uses
- CUP incentives
- Financial/market viability
- Case-by-case review



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GENERAL PLAN UPDATE

SURVEY RESULTS

SURVEY PURPOSE AND GENERAL INFORMATION

The purpose of the survey was to gather input on preferred shoreline protective devices, preferred modes of transportation, and perceived challenges facing the City.

The survey was conducted live during the Joint Session on February 14, 2018 and was also available through the City of Imperial Beach website between February 14 – April 10, 2018. The online survey was hosted through SurveyMonkey.

The results will be used to inform updates to the City's General Plan and Local Coastal Program

8 QUESTIONS

335 RESPONSES
RECEIVED

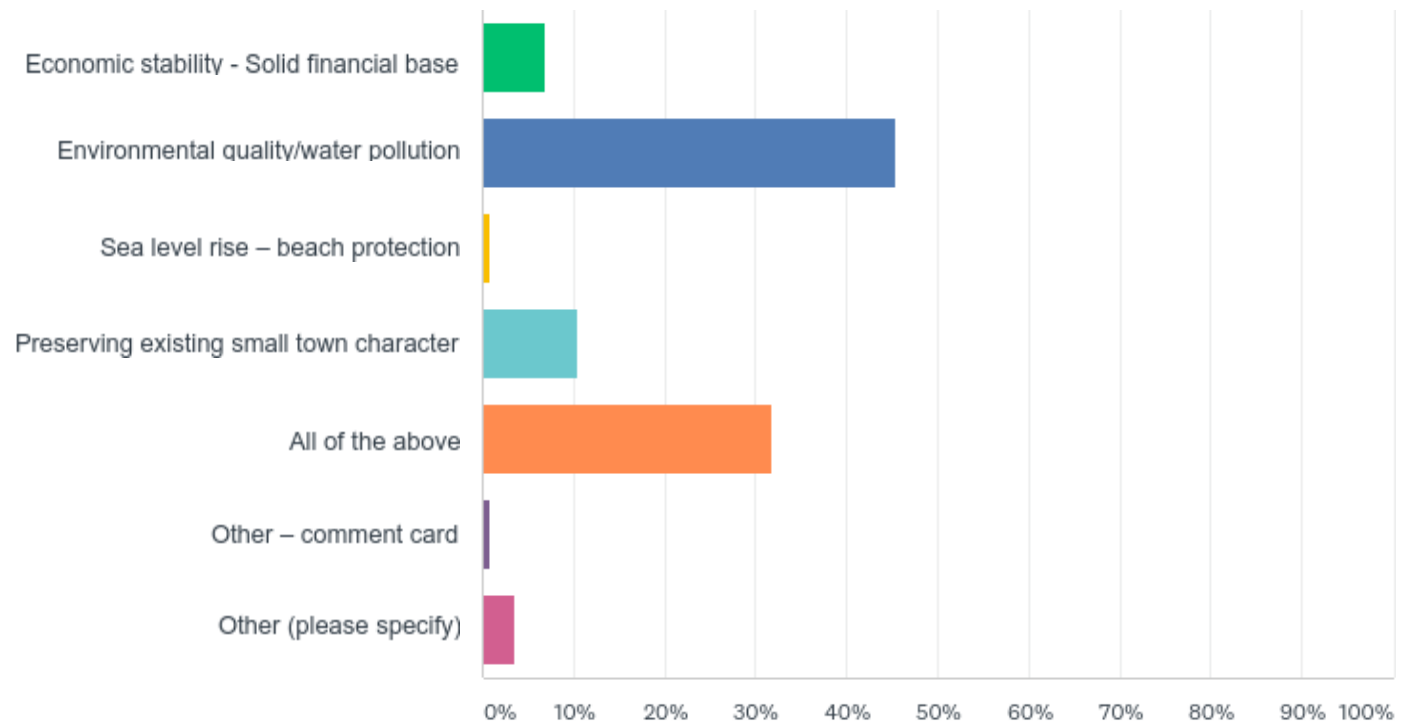
56 DAYS
ONLINE



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SURVEY RESULTS

WHAT IS THE MOST IMPORTANT CHALLENGE FACING THE CITY?

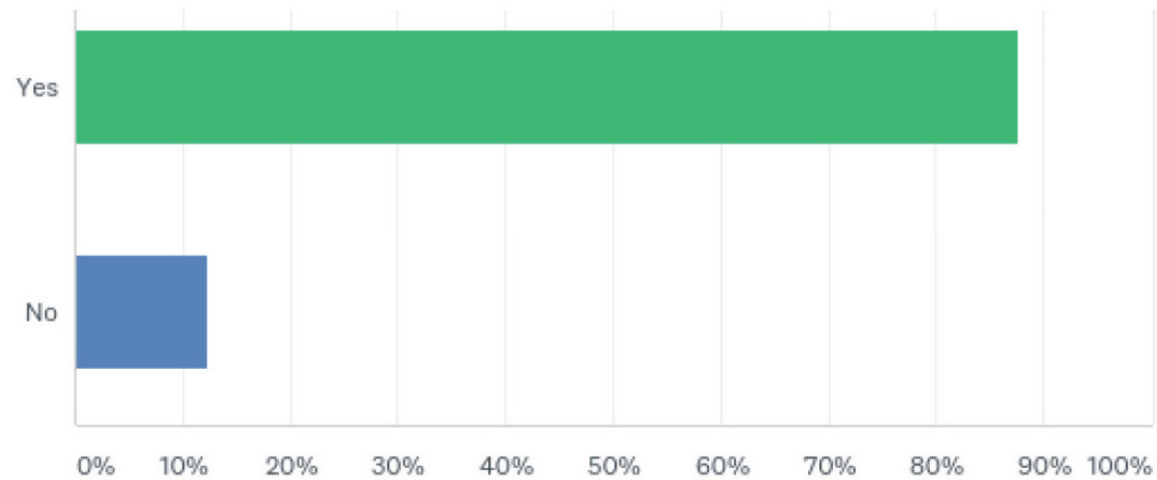




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SURVEY RESULTS

DO YOU SUPPORT EXPANDING COMMERCIAL USES ALONG THE BAYFRONT?



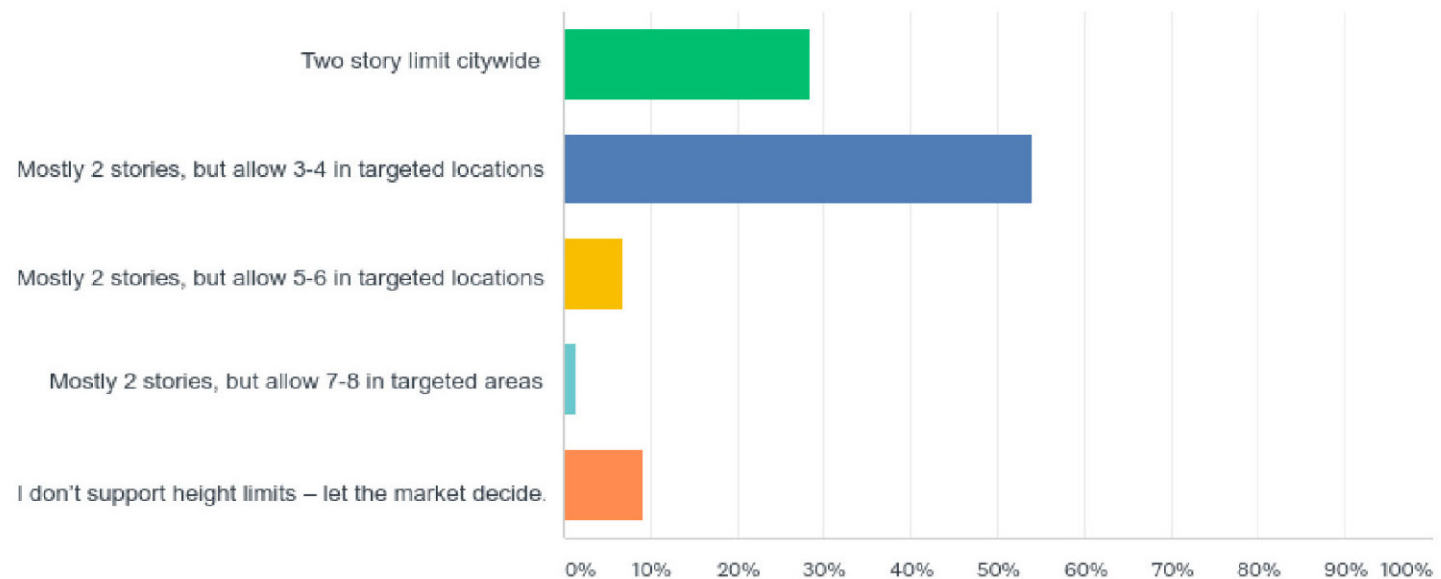


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GENERAL PLAN UPDATE

SURVEY RESULTS

WHAT IS YOUR OPINION ON HEIGHT LIMITS?

More than half of all survey participants supported mostly 2 story building height limits with 3-4 stories allowed in targeted locations (which is the City's current practice); the second most popular response was support for 2 story limits citywide at 28% of all responses.





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GENERAL PLAN UPDATE

SURVEY RESULTS

WHAT TYPE OF SHORELINE PROTECTION DEVICES DO YOU THINK SHOULD BE PRIORITIZED?

The most popular approach to shoreline protective devices was “it should be handled on a case-by-case basis” at 31% of responses. Seawalls/hard infrastructure and beach replenishment followed as the next two highest selections at 22% each.

DO YOU WALK OR BIKE TO THE BEACH NOW? IF NOT, WHAT WOULD MAKE IT MORE APPEALING?

Nearly 48% of respondents walk to the beach, and 33% walk and bike. For those that stated that they do not walk or bike to the beach, a third thought more lighting would make it more appealing. 25% supported a greater separation from cars.

WHAT TYPE OF ACTIONS DO YOU THINK ARE NEEDED TO REDUCE GREENHOUSE GAS EMISSIONS?

45% of participants thought “all of the above” actions provided in the question are needed to reduce GHG emissions. The second highest response was incentive programs, which accounted for nearly 32% of answers.

WHICH TDM STRATEGIES ARE YOU WILLING TO SUPPORT?

Just under half of all respondents supported “incentives to use alternative transportation modes” as an effective TDM strategy for Imperial Beach. Improving pedestrian and bicycle infrastructure were the next most supported options with 34% and 32%, respectively. Improving transit service was not far behind at nearly 31%.



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GENERAL PLAN UPDATE

ZONING AMENDMENTS MATRIX

Issue	Notes
Implementation Plan New Items	Designed to implement the updated General Plan/LCP
Zoning - Clarifying Matters	Requires clarification to meet original intent of policy/code. Will also need to update General Plan references per update.
Zoning – Clerical Matters	Corrections/clean-up
Ad Hoc Committee Content	Proposed language remedy



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GENERAL PLAN UPDATE

IMPLEMENTATION PLAN KEY ITEMS

Issue	Notes
Urban Forestry	Language to be added from 1986 Resolution on landscape planting standards
User's Guide	New introductory language
Sea Level Rise Checklist	Tool to guide implementation
Zone Map – Salt Pond 10A	Rezone to Open Space
Visitor Serving Commercial	Add a definition
Consider additional uses through CUP in all zones	Code amendment to Permitted Use Table.



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GENERAL PLAN UPDATE

AD HOC COMMITTEE MEASURES

Issue	Notes
2 vs. 3 stories issue	No changes proposed. Existing height limits are in keeping with the LCP Update focus
Incentive/CUP requirements	Suggested for City Council consideration
Permitted Uses in certain zones	Rectified during Phase 1 corrections
Fiscal viability analysis	No proposed changes



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GENERAL PLAN UPDATE

PUBLIC INPUT

Issues	Notes
Potential 25% parking reduction for vertical mixed-use projects	Could require CUPs for all vertical mixed use projects
IBMC allows for greater density and height for projects with 2 or more qualifying features	Should additional criteria be added?
Administrative adjustments	Should additional specifications be added?



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GENERAL PLAN UPDATE

FUTURE WORK PROGRAM ITEMS

Proposed Measures	Notes
Illustrative Guide to 1984 Design Guidelines	Add visual references to better convey goals
Grant submittals	Pursue opportunities as they arise to further plan goals; include possible pilot projects
Accessory Dwelling Unit Ordinance amendment	Meet state law and underlying zoning requirements where possible
Future consideration of flexible building envelope regulations to take into account sea level rise	May be linked to checklist – adaptive management approach



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GENERAL PLAN UPDATE

COLLABORATION

Actions

Participation on SANDAG Committees

- Regional Planning
- Military
- Shoreline Management

Collaboration with San Diego Unified Port District

Collaboration with the Navy

Collaboration with County and local cities

Collaboration with state and federal agencies

Collaboration with TRNERR, private and non-profit sectors, and SDG&E



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A LOCAL COASTAL PROGRAM AND
GENERAL PLAN UPDATE

CITIZEN PARTICIPATION

Proposed Measures	Notes
Evaluate and possibly refine roles and responsibilities of existing boards and commissions.	Increase transparency and efficiency in permit process. A more holistic board/commission would fit well with the General Plan triple bottom line approach.
Continue to engage Imperial Beach residents, business and stakeholders in plan development and implementation.	Reaffirm importance of citizen participation, monitoring and support for long term success.



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A LOCAL COASTAL PROGRAM AND
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CLIMATE ACTION PLAN



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GENERAL PLAN UPDATE

CLIMATE ACTION PLAN

Purpose

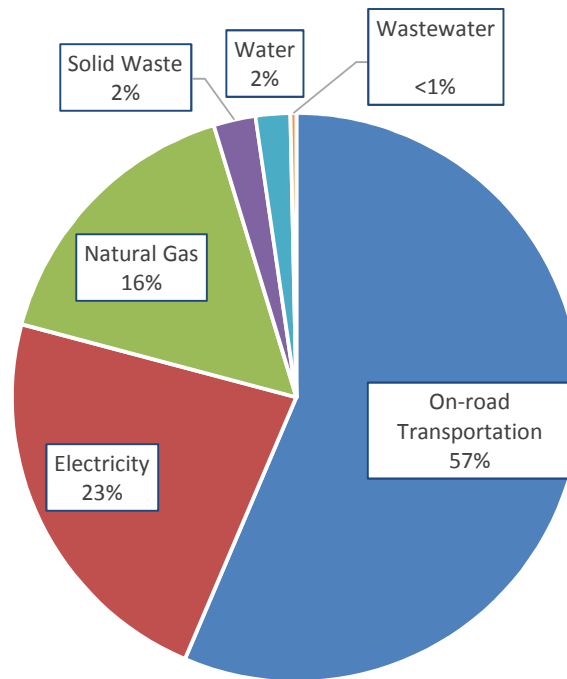
1. Reduce greenhouse gas emissions (GHG) consistent with state climate targets
 - Reach 1990 levels by 2020
 - 40% below 1990 levels by 2030
2. Support City's long-term economic development, preserve and enhance the environment, and reinforce community character
3. Improve community resilience and ability to adapt to climate change impacts



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A LOCAL COASTAL PROGRAM AND
GENERAL PLAN UPDATE

CLIMATE ACTION PLAN

Imperial Beach GHG Inventory (2012)



Total: 96,400 metric
tons CO₂e

Percentage may not add to totals due to rounding.
Energy Policy Initiatives Center, 2018

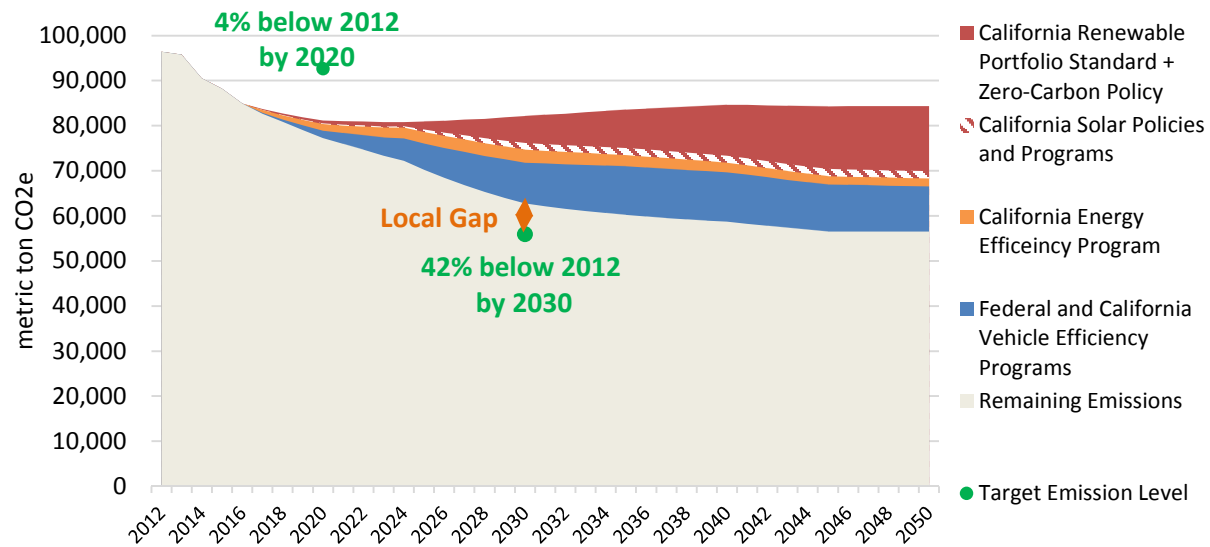


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GENERAL PLAN UPDATE

CLIMATE ACTION PLAN

Imperial Beach 2030 Local Gap

DRAFT Imperial Beach GHG Reduction Local Gap



Energy Policy Initiatives Center. 2018



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A LOCAL COASTAL PROGRAM AND
GENERAL PLAN UPDATE

CAP MEASURES

Emission Category	Potential Measures to Meet 2030 Targets
Transportation	Strategy: Clean and Efficient Transportation
	1. Increase Electric Vehicle Charging Stations at public and private spaces
	2. Transition to cleaner city vehicle fleet
	Strategy: Reduce Vehicle Miles Traveled
	1. Increase Transit Ridership (New Route 925 w/Electric Buses)
	2. Expanded/Improved Pedestrian and Bicycle Facilities
	3. Reduce City employee VMT (Electric Bicycles)



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A LOCAL COASTAL PROGRAM AND
GENERAL PLAN UPDATE

CAP MEASURES

Emission Category	Potential Measures to Meet 2030 Targets
Energy	Strategy: Increase Renewable Electricity
	1. Assumes 75% of grid electricity is renewable*
	2. Increase Solar PV on commercial properties
	Strategy: Increase Building Efficiency
	1. Reduce Residential Energy Use
	• Residential Energy Audits**
	• Publicize SDG&E Rebates
	• Reduce City Facility Energy Use

* City would explore partnerships with other cities to establish a framework.

** Would require an energy efficiency audit for sales and major remodels but would not require retrofits.



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A LOCAL COASTAL PROGRAM AND
GENERAL PLAN UPDATE

CAP MEASURES

Emission Category	2030 Target Measures
Carbon Sequestration	Strategy: Urban Tree Planting
	1. Increase the Number of Trees
	Supporting Effort: Explore “Blue Carbon” Projects
	1. Identify habitat restoration and conservation opportunities

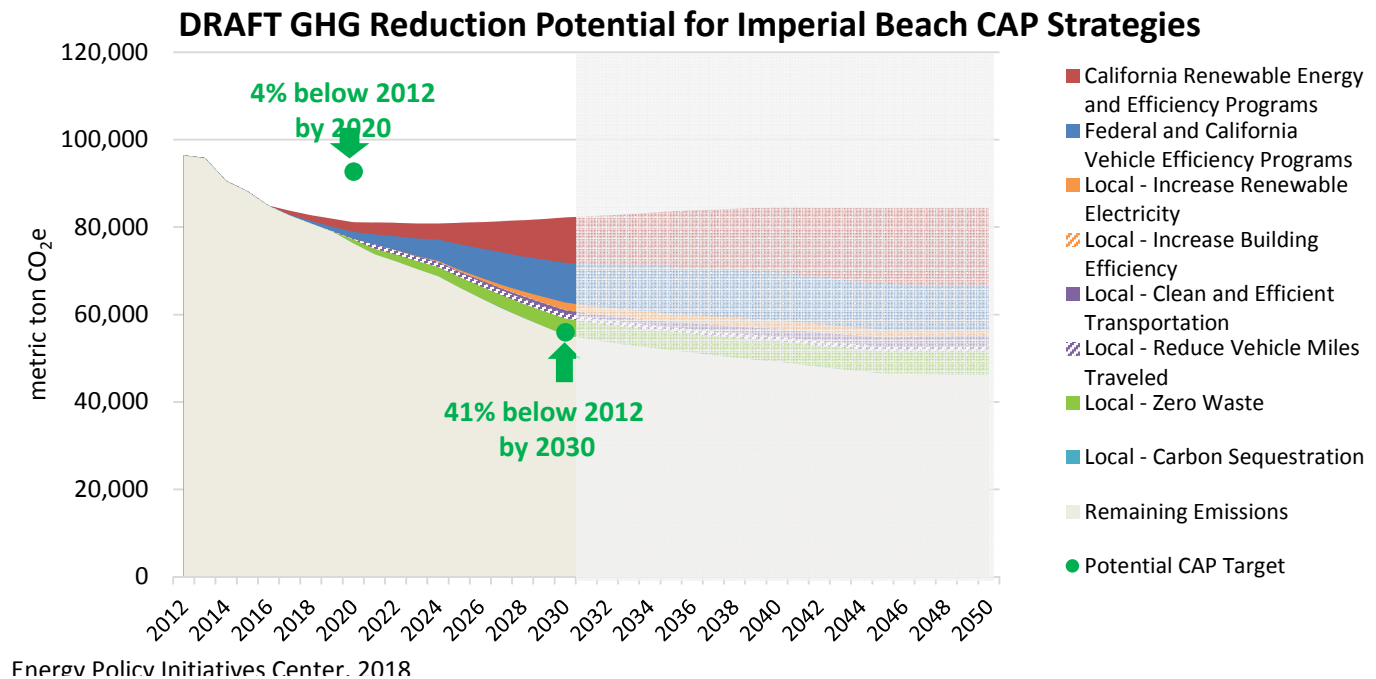
Imperial Beach Target and Reductions	Metric Tons of CO2e
2030 Reduction Target	~7,000
2030 Draft Measure Reductions	~7,000



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 GENERAL PLAN UPDATE

CLIMATE ACTION PLAN

Imperial Beach Proposed Targets Using 2012 Baseline Year
 and Local Gap





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A LOCAL COASTAL PROGRAM AND
GENERAL PLAN UPDATE

CAP MEASURES SURVEY

We want your feedback!

- Complete the CAP survey
- <https://www.surveymonkey.com/r/2CJDX56>



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GENERAL PLAN UPDATE

QUESTIONS AND COMMENTS

- Do the Zoning Ordinance refinements meet the right balance of supporting General Plan goals and policies?
 - What about minimum incentives for projects proposing greater density or height?
 - Should Conditional Use Permits (CUPs) be required for vertical mixed-use projects?
 - Should administrative adjustments be further defined?
- Are the draft Climate Action Plan measures the right mix for Imperial Beach?
 - What about Community Choice Aggregation?



**RESILIENT
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NEXT STEPS

- Complete edits
- Coordinate with Coastal Commission staff
- Prepare CEQA document
- Prepare public hearing draft documents
- Additional Stakeholder/Steering Committee meetings
- Present to the Design Review Board, the Tidelands Advisory Committee, and the Parks and Recreation Committee
- Spring 2019 public hearing